

20110729/11909001

प्रारूप विकास योजना - शेंदुरजनाघाट (सुधारीत)
जिल्हा - अमरावती

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६
चे कलम - ३१ अन्वये मंजूरीबाबत.

अधिसूचना

महाराष्ट्र शासन

नगर विकास विभाग

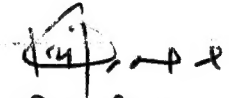
क्र.टिपीएस-२८११/११६९/प्र.क्र.२५/२०११/नवि-३०

मंत्रालय, मुंबई-४०००३२.

दिनांक : २० जुलै, २०११

शासन निर्णय :- प्रोबतची अधिसूचना व सूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.



(शिवाजी पाटणकर)

महाराष्ट्र शासनाचे अवर सचिव

प्रत,

- १) विभागीय आयुक्त, अमरावती विभाग, अमरावती
- २) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ३) जिल्हाधिकारी, अमरावती
- ४) उप सचिव (नगर रचना) नगर विकास विभाग, मंत्रालय, मुंबई
- ५) उप संचालक, नगररचना, अमरावती विभाग, अमरावती
(त्यांना विनंती करण्यात येते की, सांबतच्या अधिसूचनेनुसार विकास योजनेच्या नकाशाच्या प्रती अधिप्रमाणीत करण्याकरीता शासनास सादर कराव्यात.)
- ६) सहाय्यक संचालक, नगररचना, अमरावती शाखा, अमरावती
- ७) मुख्याधिकारी, शेंदुरजनाघाट नगरपरीषद, शेंदुरजनाघाट जि. अमरावती
- ८) सहाय्यक संचालक, माहिती व जनसंपर्क संचनालय, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना क्रं. टिपीएस-३११०/ १००२ /प्र.क्र.२२६(B)/ २०११/ नवि-३०, दि. १०/०४/२०११, खालील सूचनांप्रमाणे जाहीरात म्हणून कृपया प्रसिध्द करण्यात यावी. सदर सूचना कोणत्या दिनांकास प्रसिध्द करण्यात आली आहे. त्याबाबतची

माहिती शासन, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगररचना, अमरावती विभाग, अमरावती यांना द्यावी.)

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| १ | जाहीरात देणाऱ्या कार्यालयाचे नांव | - नगर विकास विभाग, मंत्रालय, मुंबई-३२. |
| २ | जाहीरात कोणत्या दिनांकापर्यंत द्यावयाची आहे. | - तात्काळ |
| ३ | प्रसिध्दीचे स्वरूप | - स्थानिक |
| ४ | कोणत्या जिल्ह्यात | - अमरावती जिल्ह्यात |
| ५ | किती वृत्तपत्रात | - एका मराठी व एका इंग्रजी वृत्तपत्रात |
| ६ | वृत्तपत्राचे नांव | - सर्वाधिक खपाच्या वृत्तपत्रात |
| ७ | कितीवेळा | - एकदा |
| ८ | जाहीरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्याच्या कार्यालयाचे नांव व संपूर्ण पत्ता | - मुख्याधिकारी, शेंदुरजनाघाट नगरपरीषद, शेंदुरजनाघाट जिल्हा अमरावती. |

- ९) व्यवस्थापक, शासकीय मुद्रणालय, व ग्रंथागार, नागपूर विभाग, नागपूर (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्राच्या

अमरावती विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या प्रत्येकी ५ प्रती या विभागास व संचालक, नगररचना, पुणे यांना पाठवाव्यात.)

- ✓ १०) कक्ष अधिकारी, नवि-२९ नगर विकास विभाग, मंत्रालय, मुंबई. (यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)

- ११) निवड नस्ती, कार्यासन नवि-३०.

NOTIFICATION

Urban Development Department
Mantralaya Mumbai. 400 032
Date - 20 July, 2011

Maharashtra Regional & Town Planning Act, 1966

No.TPS-2811/1669/CR-25(A)/UD-30/

Whereas, Shendurjana Ghat (District Amravati) Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority for the areas under its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") has by its Resolution No.17 dated 14th May, 2004 made a declaration under Section 38 read with Sub-section (1) of Section 23 of the said Act of its intention to prepare revised Development Plan for the entire area within its jurisdiction and notice of such declaration was published at page no.175 of the Maharashtra Government Gazette, Part I- A, Amravati Division Supplement dated 15th July, 2004;

And whereas, the said Municipal Council after carrying out a survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a Notice at Page No.146 in Maharashtra Government Gazette, Part I-A, Amravati Division Supplement dated 19th March, 2009 for inviting objections & suggestions to the Draft Development Plan of Shendurjana Ghat (herein after referred to as "the said Development Plan") prepared by it under sub-Section (1) of Section 26 of the said Act;

And whereas, after considering suggestions and objections received on the published draft Development Plan, the Planning Committee has submitted its report to the Planning Authority. The said Planning Authority has made some modifications under Section 28(4) of the said Act in the said Development Plan vide its resolution No. 17, dated 25.2.2010 and published the notice to that effect in the Maharashtra Government Gazette, Amravati Division Supplement, Part I-A, dated 13.5.2010 on page No.88;

And whereas, the said Municipal Council has submitted the said Development Plan under sub-Section (1) of Section 30 of the said Act, on 29th June, 2010 to the Government for sanction;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the Government, after making necessary inquiry and after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction the part of the said Development Plan of the said Municipal Council with modifications shown in schedule 'A' excluding the substantial modifications shown in schedule 'B' to the Government notification No.TPS-2811/1669/CR-25(B)/UD-30/ dt.20 July,2011. The said Excluded Part of the said Development Plan specifying

substantial modifications listed in Schedule B are shown on the plan verged in Pink colour and marked as Excluded Portion in EP-1, EP-2,.....

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby: -

a) sanctions the said Development Plan with schedule of modifications appended hereto as **schedule 'A'** excluding the substantial modifications shown in Pink colour verge on the said Development Plan and specified in **Schedule 'B'** of the above notification and

b) fixes the 15 October, 2011 to be the date on which final Development Plan of Shendurjana Ghat (excluding excluded part) shall come into force.

Note - 1) The aforesaid final Development Plan excluding the said Excluded Part as sanctioned by the Government shall be kept open for inspection by the public during working hours on all working days for a period of one year in the office of the Shendurjana Ghat Municipal Council

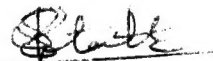
2) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

3) All the existing roads whether shown on plan or not, shall have the status of existing road.

4) The private or rental premises designated in public / semipublic zone will continue to be in this zone as long as public / semipublic user exists otherwise these lands shall be considered to be included in the adjoining predominant zone.

5) Draftsman's errors which are required to be corrected as per actual situation on sites/or as per survey records, sanctioned layout etc., shall be corrected by the Chief Officer, Municipal Council, Shendurjana Ghat after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

By order and in the name of the Governor of Maharashtra,



(Shivaji Patankar)

Under Secretary to Government.

Schedule 'A'

SCHEDULE OF MODIFICATIONS

Modification No.1: Site No.6, "Tapri Shops" is re-designated as Hawker's Zone.

PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES

Sr.No.	Modification
1	Rule No.9.4 is deleted and New Rule No. 9.4 is added. New Rule No. 9.4 :- Unless the development charges are paid by the developer/plot owner as per the amendment in section 124A to 124L of the Maharashtra Regional and Town Planning Act,1966, development/layout/building permission shall not be granted.
2	Part of proposed New Rule No.G.8.1 is deleted and New Rule No.G.8.1 is added. New Rule No.G.8.1:- If required, commercial use may be allowed in the lands of Government/Semi Government/Public Institutions which are included in Public/Semi Public Zone, subject to following conditions:- 1) Maximum 15% of the existing built up area shall be allowed for commercial purpose. 2) Commercial use shall be permitted along the roadside only. 3) Separate access shall be required for both the uses (Public/Semi Public use and commercial use) 4) Basement shall not be permitted. 5) Opening on rear side facing of the commercial development towards remaining premises shall not be allowed (closed by dead wall).
3	Following sentence is added in last Para of Appendix B. " I have confirmed that the proposed construction is as per the norms specified by B.I.S for resistance of earthquake"
4	In Appendix C, after Rule No. C.5.1, following New Rule C.5.2 is added :- New Rule C.5.2:- Every technical person must certify on plan that, 'The plans prepared by him are in accordance with the norms specified by B.I.S and he will be held responsible for any harm caused in earthquake due to negligence of the standards.' If it is not possible for him to certify, then the same should be obtained from B.I.S and accordingly be noted on plan.
5	Appendix-G, in sub-rule G-6.1.(8) the words "Industrial use" is deleted and following added and Industrial use/Ancillary Service Industry may be permitted as per rules of Standardized building bye laws and Development Control rules for B & C class Municipal Council.
6	Rule No.38 Provision regarding Regulations for Development of special township area (Appendix W) is proposed to be deleted and new rule No.38 is added New Rule No. 38 :- Regulations for provision for Jattras(Fairs) The Provisions of section 37(A) of Maharashtra Regional &

	Town Planning Act, 1966 shall be applicable to the Jattras organised on the occasions of the religious functions/ festivals.
7	Conditions mentioned in Rule No.G.4.2 are replaced by conditions mentioned in Appendix "Y" enclosed herewith.
8	Rules for use of open space in sanctioned layout is (see Bye-laws No 19.2) added as Appendix "Z" enclosed herewith.
9	Sr.No.6 of Appendix-M is deleted.
10	After Rule No.39, new Rule No.40 is added:- New Rule No.40 :- For construction of Educational buildings , 40% area of total area shall be earmarked for Play Ground at one place/location. (Ref : Government in Urban Development Department, Order No.TPS-3206/488/CR-104/06/UD-30, dated 8-9-2006)
11	New Rule No.19.4.1.2.1(a) '10% area in the from of 30 to 50 sq.mt. plots for EWS/LIG' is modified as 20-25% area in the form of 30 to 50 sq.mt. plots for EWG/LIG. Also new rule No.19.4.1.2.2(a) '10% tenements shall be proposed For EWS/LIG Group (30 to 40 sq.mt.) and MIG Group (41 to 60 sq.mt.) is modified as 20-25% tenements shall be proposed for EWS/LIG Group (30 to 40 sq.mt.) and 10% tenements shall be proposed for MIG Group (41 to 60 sq.mt.)

APPENDIX- Y

Conversion of Industrial Zone into Residential Zone

a) With the previous approval of Chief Officer & on such conditions as deemed appropriate by him, the existing or newly built-up area of unit in the Industrial Zone may be permitted to be utilized for Residential or Commercial purpose.

b) With the previous approval of the Chief Officer, any open land or Industrial lands in the Industrial zone may be permitted to be utilized for any of the permissible users in the Residential Zone (R-1 Zone) or the Residential Zone with shop line (R-2 Zone) subject to the following: -

(i) The Conversion of Industrial Zone to Residential/Commercial Zone in respect of closed Industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangements between management & workers have been made, is obtained. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a No Dues Certificate is granted by Labour Commissioner.

(ii) The layout or sub division of such land admeasuring about 2.00 Ha. shall be approved by the Chief Officer, who will ensure that 5% land for public utilities & amenities like electric sub-station, bus-station, sub-post office, police out-post & such other amenities, as may be considered necessary, shall be provided therein.

(iii) In such layout or sub division having area more than 2 ha. but less than 5 ha., 20% land for public utilities & amenities like electric sub-station, bus-station, sub-post office, police out-post, garden, playground, dispensary & such other amenities shall be provided.

(iv) In such layout or sub division having area more than 5 ha., 25% land for public utilities & amenities like electric sub-station, bus-station, sub-post office, police out-post, garden, playground, school, dispensary & such other amenities shall be provided.

(v) The areas mentioned in ii, iii & iv above, shall be in addition to the recreational open space as required to be provided under these regulations.

(vi) The required segregating distance prescribed under these regulations shall be provide within such land intended to be used for Residential or Commercial purpose.

(vii) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.

(viii) The amenity space to be provided as per the ii, iii & iv, above is deemed to be Development Plan reservations for which additional FSI to the extent of area under such amenities/utilities shall be available or Municipal Council may acquire the land subject to payment of compensation.

Note-

1) Conversion from Industrial Zone into Residential/ Commercial Zone shall be applicable to the entire land holding & layout shall be approved for the entire land holding & not in part.

2) The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities & utilities) will be extinguished & they will be converted in new regulation.

3) The provision of Sec.49 or 127 as the case may be shall be applicable to such amenity spaces, which are deemed as D.P reservation for the purpose of their acquisition & deemed deletion due to in action.

4) The provisions mentioned in Regulation No.19.4.1.2 shall be applicable.

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APPENDIX – Z

Rules for use of recreational open space in sanctioned layout (see Bye-laws No 19.2)

Terms & conditions for kindergarten, clubhouse etc. permissible as per byelaws in the open space, which is provided in sanctioned layout.

A) Where recreational open space is not handed over to Municipal Council.

1) Ownership of the construction & use of benefits shall be given to all the plot owners of the sanctioned layout, for whom open space is provided as an amenity by a registered sale deed.

2) Proposal for such construction shall be received from the owners of the plots / co-operative housing society of the owners/societies and such proposal should not be a commercial project, but it should be beneficial to all the plot owners of the sanctioned layout.

3) Such construction should be used for recreation & other concerned public purposes. The security deposit as decided by the Chief Officer of Municipal Council shall be deposited with the Municipal Council, Shendurjana Ghat.

4) Open space shall be kept permanently open to sky & shall make available to every plot owner of the sanctioned layout for playground or recreation purpose.

5) Chief Officer may impose terms & conditions as he thinks fit.

6) If co-operative housing society of the plot holders has not been constituted, then all the plot holders shall submit a registered undertaking about the above construction to the Chief Officer of Municipal Council, Shendurjana Ghat.

B) If 10% open space is transferred to Municipal Council, then it will be given to plot holder's co-operative housing society on lease on above terms & conditions or the Municipal Council may develop it.



(Shivaji Patankar)

Under ~~Secretary~~ Secretary to Government.

NOTICE

Urban Development Department
Mantralaya Mumbai. 400 032
Date - 20 July, 2011

Maharashtra Regional & Town Planning Act, 1966

No.TPS-2811/1669/CR-25(B)/UD-30/

Whereas, Shendurjana Ghat (District Amravati) Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority for the areas under its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as " the said Act") has by its Resolution No.17 dated 14th May, 2004 made a declaration under Section 38 read with Sub-section (1) of Section 23 of the said Act of its intention to prepare revised Development Plan for the entire area within its jurisdiction and notice of such declaration was published at page no.175 of the Maharashtra Government Gazette , Part I- A , Amravati Division Supplement dated 15th July, 2004;

And whereas, the said Municipal Council after carrying out a survey of the lands within its jurisdiction as required under Section 25 of the said Act prepared and published a Notice at Page No.146 in Maharashtra Government Gazette, Part I-A, Amravati Division Supplement dated 19th March, 2009 for inviting objections & suggestions to the Draft Development Plan of Shendurjana Ghat (herein after referred to as" the said Development Plan") prepared by it under sub-Section (1) of Section 26 of the said Act;

And whereas, after considering suggestions and objections received on the published draft Development Plan, the Planning Committee has submitted its report to the Planning Authority. The said Planning Authority has made some modifications under Section 28(4) of the said Act in the said Development Plan vide its resolution No.117, dated 25.2.2010 and published the notice to that effect in the Maharashtra Government Gazette, Amravati Division Supplement, Part I-A, dated 13.5.2010 on page No.88;

And whereas, the said Municipal Council has submitted the said Development Plan under sub-Section (1) of Section 30 of the said Act, on 29th June, 2010 to Government of Maharashtra for sanction;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the Government after making necessary inquiry and after consulting the Director of Town Planning, Maharashtra State, Pune sanctioned the part of the said Development Plan of the said Municipal Council excluding the substantial modifications (hereinafter referred to as "the said Excluded Part") proposed by the Government vide Urban Development Department's Notification No.TPS-2811/1669/CR-25(A)/UD-30/ dated 20 July, 2011. The said Excluded Part of the said Development Plan specifying / detailing substantial modifications listed in Schedule B are shown on the plan verged in Pink colour and marked as Excluded Part i.e. EP-1, EP-2,.....;

And whereas, these modifications being of a substantial nature are required to be republished under Section 31 of the said Act;

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby gives notice for inviting suggestions and or objections from persons in respect of the proposed modification as given in **Schedule B** appended to this notice within a period of sixty (60) days from the date of publication of this notice in the official gazette. Further in exercise of the powers conferred by Sub-section (2) of Section 31 of the said Act the Government hereby appoints the Assistant Director of Town Planning, Amravati Branch, Amravati to be an Officer to hear any person or persons in respect of such suggestions and or objections and to submit his report to the Government. The Plan showing the modifications is kept in the office of the Chief Officer, Municipal Council, Shendurjana Ghat, district Amravati for inspection of public within office hours on all working days.

Any objections or suggestions may be sent in writing to the Assistant Director of Town Planning, Amravati Branch, Amravati, Shrimati Sudha Thate's Building, Dod compound, behind Collector office, Amravati 444602.

Note:-

A) A copy of plan showing proposed modification as mentioned in Schedule B is kept open for inspection by the general public in the offices of the following officers on all working days during working hours.

- (i) The Deputy Director of Town Planning, Amravati Division, Amravati.
 - (ii) The Chief Officer, Shendurjana Ghat Municipal Council, District Amravati.
- and

B) This notice is available on Government Website www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,



(Shivaji Patankar)
Under Secretary to Government.

Schedule - B

Development Plan of Shendurjana Ghat (Revised)

Accompaniment of Government Notice No. TPS-2811/1669/CR-25(B)/UD-30/

Dated : 20 July, 2011

SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

Sr. No.	Excluded Part	Site No./ S.No./ Location	Proposal as per Development Plan published under Section 26 of M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to the Govt. for sanction under Section 30 of M.R. & T.P. Act, 1966	Modification of substantial nature as proposed by Govt. under Section 31 of the M.R. & T.P. Act, 1966
1	2	3	4	5	6
1	EP-1	Extension of 12 mt. wide East-West proposed D.P.Road	Playground, Site No.23	Extension of 12 mt. wide East-West proposed D.P.Road	Road alignment of 12 mt. wide proposed D.P. Road between Reservation Site No.25 'Garden' and Site No.24 'Extension to Primary School' is extended towards West upto existing road as shown on the plan.
2	EP-2	12 mt. wide proposed road from Sachin Touring Talkies to East-West existing road	Existing road passing through West side of Sachin Touring Talkies upto Southern boundary of Jivana river	12 mt. wide proposed road from Sachin Touring Talkies to East-West existing road	Road widening of 12 mt wide is proposed on existing road passing from West side of Sachin Touring Talkies upto Southern boundary of Jivana river as shown on the plan.
3	EP-3	Site No.23A and 23B, Playground	Site No.23, Playground	Site No.23A and 23 B, Playground	Reservation site no. is proposed to be bifurcated at Reservation Site No.23A and 23B, Playground is proposed as shown on the plan.

By order and in the name of the Governor of Maharashtra,



(Shivaji Patankar)

Under ~~Deputy~~ Secretary to Government.